



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Carrying Charges Due	2	3	4	5	6	7
8	9	10 Exterminations 1934-1976	11 Late fees applied	12 Board Mtg. 7 pm	13	14
15	16	17	18	19	20	21
22 Happy Birthday to all of our members born in April!	23 Attorney Referrals	24	25	26	27	28
29	30					

THE TOWN CRIER

COLONIAL SQUARE HOMES

APRIL 2018



BOARD MEMBERS

Leslie LaMarche—President
 Debra Capps—1st Vice President
 Judy Allister—2nd Vice President
 Kathy Pestock—Treasurer
 Clyde Whitney—Secretary

OFFICE STAFF

Crystal Keeton—On-site Manager
 Robin Betzel—Office Assistant
 Clifford Abel—Maint. Superintendent
 Wes Harness—Asst. Maint. Superintendent
 Wayne Morrison—Maint. Tech.
 Jerry Burch—Maint. Tech.
 Anselmo Martinez—Maint. Tech.
 Nasraldin Hamaamin—Groundskeeper



COLONIAL SQUARE OFFICE : 816-452-6664
 SECURITY NUMBER: 816-809-9600 OR 816-436-0401
 MAINTENANCE EMERGENCY: 913-894-3549

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Colonial Square Homes, Inc.

March 8, 2018

Board Meeting

NEWSLETTER MINUTES

Board members present: Leslie LaMarche, president; Debra Capps, first vice president; Judy Allister, second vice president; Kathy Pestock, treasurer

Board member absent: Clyde Whitney, secretary.

Staff present: Crystal Keeton, office manager, and Cliff Abel, maintenance superintendent

Also attending: Connie Mayer with Tailor Made Property Services, Inc., and Dudley Leonard, cooperative attorney

The board convened at 5:30 p.m.

Leslie signed a letter of an engagement for an audit.

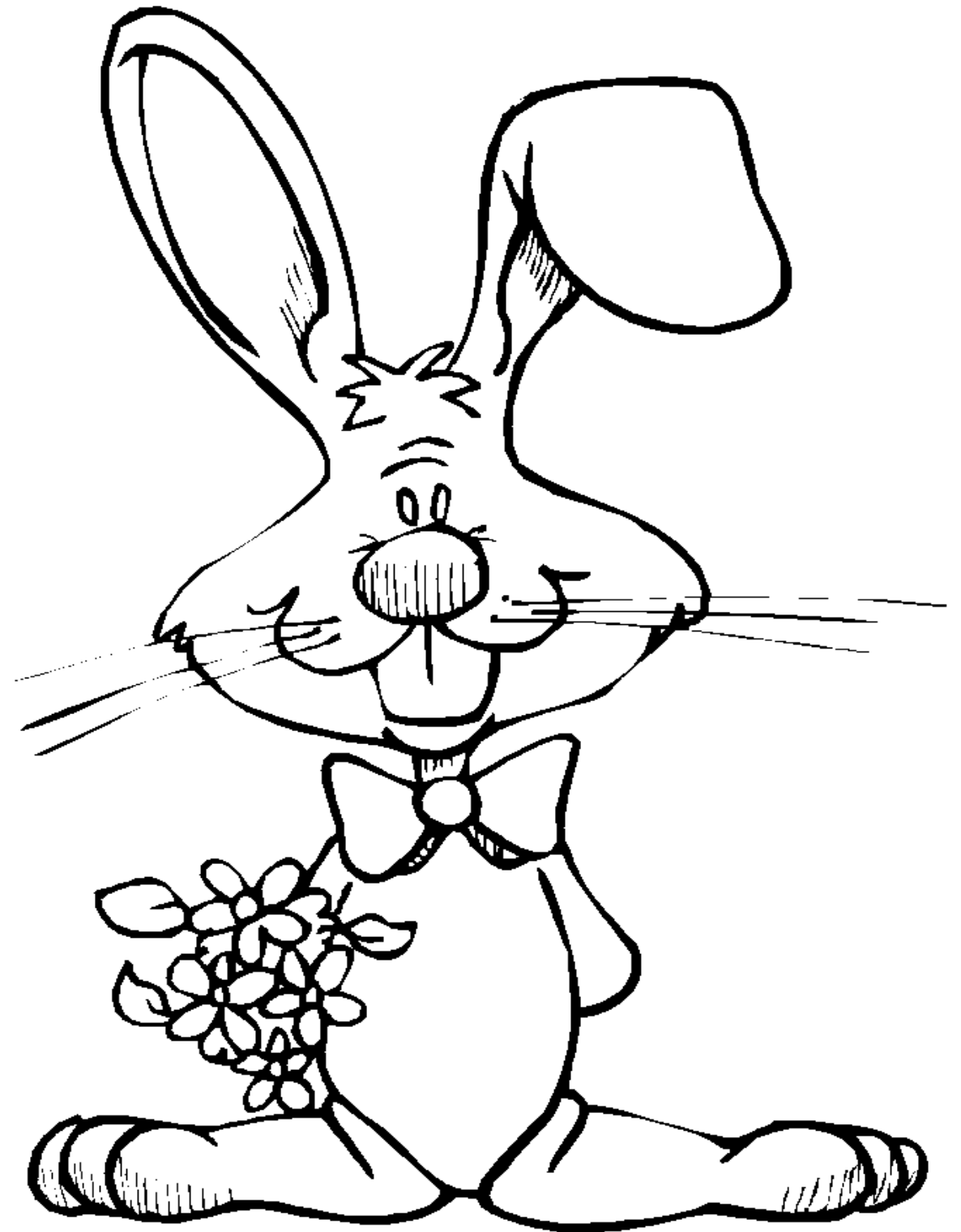
The board discussed a new report that will be read aloud during the open session. Called "Board Business," the report is designed to update members about what the board is working on and will be published in the newsletter, separate from the minutes.

Minutes of the February 8, 2018, board meeting were approved.

Open Session

Jason McGinness of Metro Public Safety joined the meeting at 7 p.m. Also attending were Amy Ingala, Evelyn Childers, Rene Love, Stephanie Miles, Jocyus Lifo and Amanda Carlson.

Leslie welcomed them and all present observed a moment of silence.



Yards

Members are allowed to have flower beds in both front and back yards but plants must not attach to or climb the building structure. Flower beds planted after October 1, 2014, cannot extend beyond the lowest step.

Fencing around the beds must not exceed twelve (12) inches in height. All planting areas must be designed to provide proper drainage away from the building. Vegetation that creates a security or safety hazard will not be allowed. If such vegetation is allowed to grow, the member will be required to remove it.

Yards should be free of debris such as tires, boards, wheels and other items that would create an eyesore.



Debra presented the monthly Board Business report.

The board will be preparing the 2017-2018 budget this month; a beautification program for the property is being considered. Exterior inspections will begin when winter weather ends.

Crystal presented the monthly office report. There have been 47 statements of charges due, nine defaults, two new waiting list applicants and one move-in.

A car left running in Tract A was stolen and a car left unlocked in Tract B had belongings stolen.

There were no pet violations.

Cliff gave the maintenance report for March: 122 work orders were completed; 14 are not yet done. The maintenance crew has been short two technicians.

Repairs continue on two units that sustained water damage when pipes burst because the heat was too low or off.

One rehab is left with a move-in scheduled for the end of the month.

Three ice events resulted in 7,000 pounds of calcium chloride being applied to sidewalks, streets and stoops.

There was no House and Grounds report.

Jason McGinness reminded members not to start cars in the parking lot and leave them running. This is a violation of Kansas City ordinances and can lead to a stolen vehicle.

Leslie opened the floor to member comments.

Speeding, speed bumps, weeds and trash were discussed.

The open session ended at 7:45 p.m. The meeting was adjourned at 9 p.m.



Office News

Colonial Square Activities Committee

There will not be an Activities Committee Meeting in April.

March Board Business

The board will finish the 2018 - 2019 budget by March 31.

A beautification program for the property is being considered that could include new signage, replacing landscape timbers with retaining walls and installing new playground equipment.

The grounds will be evaluated for the possible addition of new parking spaces.

A new copier contract has been negotiated that will save the cooperative as much as \$1,800 annually.

Exterior inspections will begin soon to look for damage caused by winter weather.

Crimes reported to the office in the month of March:

Tract A: Car left running was stolen Tract B: Unlocked car was ransacked & items taken.

If you hear or see any suspicious activity please call the Police or Security.

Police Emergency: 911

Metro Public Safety: 816-809-9600 or 816-436-0401

Colonial Square Office: 816-452-6664



Emergency Service

For emergency service (after office hours), call the cooperative office, (816) 452-6664, for the emergency number. All emergency work-order calls must go through the answering service. Because non-emergency calls cost you and the cooperative considerable dollars over a period of time, a maintenance charge for non-emergency calls will be assessed.

Please do not contact the staff directly.

Approved emergency calls:

Toilet stopped up – this applies if there is only one bathroom*

Bathtub stopped up*

Kitchen sink stopped up (weekends only)*

Main sewer line stopped up*

***Do not use any chemical in tub, stool or sink drain.**

Water line frozen or broken

Electricity off

Pilot light out

No heat – applies when outside temperature is below 55 degrees

Gas odors in unit (Call your natural gas service provider.)

Refrigerator quits working

Lock out – a maintenance charge applies

Security problems such as broken locks on doors or broken windows

Emergency number is 913-894-3549

Colonial Square Homes, Inc.



If you are planning to be gone for a few days or longer and would like the maintenance staff to check on your unit please complete this form and turn it in to the office. We highly recommend this as a water leak can cause a lot of damage in a short amount of time.

Name: _____

Address: _____

Time frame of vacation: Leaving _____

Returning _____

Emergency Contact: Name: _____

Phone: _____

Number you can be reached at (if applicable): _____

Your cell phone number (if applicable): _____

Will you have someone checking on the unit while you are gone? If so, please provide the following:

Name: _____

Phone #: _____

EXTERMINATION SCHEDULE FOR 2018

APRIL 10, 2018	1934-1976
MAY 8, 2018	1978-2022
JUNE 12, 2018	2024-2074
JULY 10, 2018	2110-2146
AUGUST 14, 2018	2148-2186
SEPTEMBER 11, 2018	2188-2228
OCTOBER 9, 2018	2230-2274
NOVEMBER 13, 2018	2276-2310

NO EXTERMINATIONS DONE IN DECEMBER



SPECIAL DATES FOR 2018

JUNE 14, 2018 THURSDAY 7:00 PM ANNUAL BOARD OF DIRECTORS MEETING

THE OFFICE WILL BE CLOSED ON THE FOLLOWING HOLIDAYS

MEMORIAL DAY	MAY 28, 2018
INDEPENDENCE DAY	JULY 4, 2018
LABOR DAY	SEPTEMBER 3, 2018
THANKSGIVING	NOVEMBER 22 & 23 2018
CHRISTMAS EVE	DECEMBER 24, 2018 (close at noon)
CHRISTMAS DAY	DECEMBER 25, 2018

ATTENTION MEMBERS:

**The Annual Board of Directors Meeting will be held on
June 14, 2018 at 7PM.**

Policy and Procedures for Candidates Running for the Board of Directors

1. Members running for the Board of Directors who wish to have their resume in the Town Crier must file it with the on-site manager by April 16, 2018. Resumes must be camera ready (printed or typed on white paper).
2. Candidates may campaign in any manner they choose, i.e., door to door, fliers, etc.
3. Campaigning is not allowed in the clubroom building the evening of the Annual Meeting. All candidates will be allowed to address the membership during the Annual Meeting prior to the election.
4. The on-site staff shall not prepare or copy campaign literature for candidates.
5. Resumes must be received by June 1, 2018 in order for the candidate's name to appear on the ballot.
6. All who vote at the annual meeting whether in person, by proxy, or by absentee ballot are eligible for the door prize drawing.



Attention Members

The Annual Board of Directors Meeting is June 14, 2018 at 7pm. Absentee Voting begins June 11th and runs through June 14th at 5pm.

Please plan to attend.

Reminder: Each unit has one (1) numbered parking space assigned exclusively for the use of the member of that unit. This is binding even if the member does not own a vehicle. Parking in numbered spaces assigned to another unit is prohibited.

Other members and guest vehicles will park in available unnumbered spaces. Entire vehicles must be parked between the yellow lines provided and must not extend over the curb.



Guest spaces are available for 24-hour parking only. Guest parking spaces are not to be used for storage of vehicles.



Members must observe the following sections from Kansas City code.

Sec. 26-307.2 Fires used for non-commercial preparation of food. Fires used for non-commercial preparation of food, such as barbecuing, are permitted provided that the fire is in a freestanding cooking device using fossil fuel or natural gas. It is prohibited to use, store or maintain freestanding cooking devices on wooden decks or wooden balconies, or below wooden decks or wooden balconies, in multifamily dwellings containing more than two units. All barbecue devices shall be at a distance that is not less than ten (10') feet from all portions of a structure that is attached to, or a part of, a multifamily dwelling containing more than two units.



Sec. 26-109.3.1 Penalties. Conviction of any violation of this Code shall be punishable by a fine of not more than \$500 or by imprisonment of not more than 180 days or both such fine and punishment.

ANNUAL MEETING / BOARD OF DIRECTORS ELECTION

Colonial Square's annual meeting is held each year on the 2nd Thursday of June. One of the primary agenda items is the election of board members to serve as the governing body of the cooperative for the next term. Interested candidates may now submit their resumes to the office for publication in the newsletter.

Here is an easy format to help you organize your information. Most of the categories are optional. You may choose to write in complete sentences or use only bullet points.

The board requests that all resumes be submitted in this format. Board and management will reserve the right to refuse publication in the Town Crier for any offensive or false content. Submissions should be limited to one page.

Name:

Cooperative experience:

Qualifications:

Family:

Work history:

Education:

“I want to serve on the board of directors because.”

Judith A. Allister 2230 NE Parvin Rd

Objective

I would like to be re-elected to the Board to help with problems as they come up and to keep cost at a minimum to our members.

Experience

Bookkeeper

I worked for 12 years at Texaco and also working on the Board using a lot of people skills with some best friends past and present.

Qualifications

I served when HUD was paid off and when everyone didn't know what was next. We had meetings for all members to decide if they wanted to change to condo's or remain affordable townhomes. I'm very glad the members wanted to keep it a cooperative townhome.

Cooperative Experience

I have served on the board the first time for ten years. I ran again three years ago and was elected.

Family

I have lived in Colonial Square for over 39 years and raised my family here with my husband Bob.

Creamy Beef & Potatoes

Ingredients

- 4 cups frozen O'Brien potatoes
- 1 tablespoon water
- 1 pound ground beef
- 1/2 teaspoon salt
- 1/4 teaspoon pepper
- 2 cans (10-3/4 ounces each) condensed cream of mushroom soup, undiluted
- 2/3 cup 2% milk
- 2 cups shredded Colby-Monterey Jack cheese

Directions

- **1.** Place potatoes and water in a microwave-safe bowl. Microwave, covered, on high for 8-10 minutes or until tender, stirring twice.
- **2.** Meanwhile, in a Dutch oven, cook beef over medium heat 6-8 minutes or until no longer pink, breaking into crumbles; drain. Stir in salt and pepper. In a small bowl, whisk soup and milk until blended; add to beef. Stir in potatoes. Sprinkle with cheese. Reduce heat to low; cook, covered, until cheese is melted. **Yield:** 4 servings.

